

PLANNING COMMISSION MINUTES

April 21, 2011

CALL TO ORDER:

Chair Jostes called the meeting to order at 1:09 P.M.

I. ROLL CALL

Chair John Jostes, Vice Chair Sheila Lodge, Commissioners Bruce Bartlett, Mike Jordan, Stella Larson, and Deborah L. Schwartz.

Absent: Commissioner Charmaine Jacobs

STAFF PRESENT:

Danny Kato, Senior Planner
N. Scott Vincent, Assistant City Attorney
Bill Ferguson, Water Resources Manager
Kathleen Kennedy, Associate Planner
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

- A. Action on the review of the following Draft Minutes and Resolutions:
 - 1. April 7, 2011
 - 2. Resolution 007-11 34 W. Victoria Street
 - 3. Resolution 008-11 401 Old Coast Highway

MOTION: Lodge/Jordan

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: As noted. Absent: 1 (Jacobs)

Commissioners Larson and Schwartz abstained from the Minutes and Resolutions of April 7, 2010.

B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

C. Announcements and appeals.

Mr. Kato announced that the Highway 101 appeal will be heard by City Council on Tuesday, April 26, 2011. Commissioner Bartlett will represent the Planning Commission.

Comments from members of the public pertaining to items not on this agenda.
 Chair Jostes opened the public hearing at 1:15 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:16 P.M.

APPLICATION OF SUSAN BASHAM, AGENT FOR THE SAMARKAND, A COVENANT RETIREMENT COMMUNITY, 2550 TREASURE DRIVE, APN 051-330-003, E-3/S-D-2: ONE-FAMILY RESIDENCE AND UPPER STATE ST. AREA OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, FIVE UNITS/ACRE (MST2008-00469)

The project consists of a proposal for a new LifeCenter facility at the Samarkand Retirement Community. It includes the demolition of an existing one-story, 1,872 square foot (net) maintenance building and four uncovered parking spaces, and the construction of a 9,218 square foot, two-story LifeCenter facility with an aerobics/multi-purpose room, computer room, committee office, TV studio, gallery, Nu-2-U (campus exchange shop), mechanical room, electrical room, storage and bathrooms on the first floor and a café, juice bar, fitness area, office, wellness suite, storage, and bathrooms on the second floor.

The proposal would also result in changes to other areas onsite. Building D (Fitness Building) currently includes a fitness area, wellness suite, poolside café, spa and gift shop. The fitness area, wellness suite, and poolside café would be relocated to the LifeCenter facility. The spa and gift shop would remain and the rest of the building would be remodeled to include new spa locker rooms, a resident work center, a prayer and gathering room and a mini-mart. The Nu-2-U exchange shop, currently located in the basement of the Chapel, would be moved to the LifeCenter and the basement area would be returned to storage use. The TV studio, currently located in the maintenance building, would be incorporated into the LifeCenter facility. The four uncovered parking spaces to be demolished have already been relocated to the Northview parking garage under a separate permit.

The discretionary application required for this project is a <u>Conditional Use Permit Amendment</u> to allow a new LifeCenter facility to support the existing retirement community (SBMC §28.94.030.R).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303.

Case Planner: Kathleen Kennedy, Associate Planner

Email: KKennedy@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4560

Kathleen Kennedy, Associate Planner, gave the Staff presentation.

Susan Basham, Attorney, Price, Postel & Parma gave the applicant presentation, joined by Paul Peterson, Executive Director, The Samarkand; Todd Kilburn, AIA, Kilburn Architects; Martha Degasis, ASLA, Arcadia Studio; and Robert Schmidt, P.E., Penfield & Smith. Steve Anderson, Senior Vice President, Covenant Retirement Communities was available to answer any of the Commission's questions.

Chair Jostes opened the public hearing at 2:04 P.M.

Joseph Bailey, neighbor, commented in support of the project and also requested that extended construction hours be allowed for projects that involve pouring concrete slabs.

With no one else wishing to speak, the public hearing was closed at 2:08 P.M.

The Commission discussed reviewing additional design changes to look for opportunities to apply low impact development principles with respect to storm water management, and the exploration of photo-voltaic facilities on the site.

MOTION: Larson/Schwartz

Assigned Resolution No. 010-11

Approved the project, making the findings for the Conditional Use Permit Amendment as outlined in section IX. of the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval: 1) Add "residents" to Condition B.2; 2) Change the oak tree mitigation ratio to 5:1; 3) Use two-piece terra cotta (Mission) C tile on the roof; 4) Update the on-site sign program as necessary including street signs; and accept revised condition D.1.d.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Jacobs)

Chair Jostes announced the ten calendar day appeal period.

IV. <u>DISCUSSION ITEM</u>

ACTUAL TIME: 2:28 P.M.

LONG TERM WATER SUPPLY PLAN UPDATE

Water Resources Staff will present an overview of the information and policies contained in the draft update of the City's Long Term Water Supply Plan.

Phone: 805-564-5571

Case Planner: Bill Ferguson, Water Resources Supervisor

Email: BFerguson@SantaBarbaraCA.gov

Bill Ferguson, Water Resources Supervisor, gave the Staff presentation.

Mr. Ferguson provided clarification on State Water used during drought periods as being 50%. Commissioner Lodge provided background on the drought period and water-savings changes that have remained in place since then.

Commissioner Jordan mentioned the Water-wise program offered by the city that provides many incentives for water-saving practices. Commissioner Lodge offered examples of drought-tolerant ideas that surfaced during the drought in the early 90's.

V. <u>ADMINISTRATIVE AGENDA</u>

ACTUAL TIME: 3:21 P.M.

- A. Committee and Liaison Reports.
 - 1. Staff Hearing Officer Liaison Report

None was given.

Commissioner Larson reported on the Staff Hearing Officer meeting held on April 20, 2011.

- 2. Other Committee and Liaison Reports
 - a. Commissioner Lodge reported on the Airport Commission tour of the under-sonctruction airport terminal on April 20, 2011.

VII. ADJOURNMENT

MOTION: Lodge/Schwartz

Adjourn the meeting of April 21, 2011

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Jacobs)

Chair Jostes adjourned the meeting at 3:33 P.M.

Submitted by,

June Rodriguez, Planning Commission Secretary